



BOARD OF DIRECTORS

Alan Fox CHAIR
Mark Grebner VICE CHAIR
Rawley Van Fossen TREASURER
Ryan Sebolt SECRETARY
Thomas Morgan MEMBER

THE LAND BANK BOARD WILL MEET ON THURSDAY, AUGUST 20, 2026 AT 4:30 P.M. IN THE MAIN CONFERENCE ROOM OF THE LAND BANK OFFICE, 3024 TURNER ST, LANSING, MI

Join Zoom Meeting

<https://us02web.zoom.us/j/83852761339?pwd=buSQympGn4kGpbQiqOalVxMMuUzDg.1>

Meeting ID: 838 5276 1339

Passcode: 425614

Dial by your location

+1 929 205 6099 US (New York)	+1 301 715 8592 US (Germantown)	+1 312 626 6799 US (Chicago)
+1 669 900 6833 US (San Jose)	+1 346 248 7799 US (Houston)	+1 253 215 8782 US (Tacoma)

Agenda

Call to Order - The Ingham County Land Bank Board of Directors Regular meeting is called to order. This meeting is also being held virtually.

Approval of the minutes from June 18, 2026

Additions to the Agenda

Public Comment

1. Commercial – Multi-Family
 - A. Sale Status report
2. Residential
 - A. List of Properties
3. Administration
 - A. Accounts Payable – June and July 2026
 - B. Rental Analysis
 - C. Budget update
 - D. Communications Narrative / Executive Director's Report
Welcome Lorri Greenhoe, Land Bank's new Finance & Administration Manager
 - E. Legal
4. Announcements, Comments, or other Questions
5. Adjournment (Next meeting is scheduled for Thursday, September 17, 2026.)

INGHAM COUNTY LAND BANK FAST TRACK AUTHORITY

Creating place. Creating community. Creating opportunity.

Roxanne L Case
EXECUTIVE DIRECTOR
rcase@ingham.org

3024 Turner Street
Lansing MI 48906

517.267.5221
www.inghamlandbank.org



Ingham County Land Bank Zoom Meeting

In-person and virtually via Zoom

<https://us02web.zoom.us/j/83639703732?pwd=8eX6Wzaes7Hm8UbnN4QKvWY8PBa3pG.1>

Meeting ID: 836 3970 3732

Passcode: 807111

By Phone: 1 929 205 6099 US (New York)

CALL TO ORDER

Chairperson Fox called the June 18, 2026 Regular Meeting of the Ingham County Land Bank to order at 4:30 p.m., held in-person at the Ingham County Land Bank Office and virtually via Zoom.

Members Present: Fox, Sebolt, Morgan

Members Absent: Grebner, Van Fossen

Others Present: Tim Perrone, David Burns, Ms. Erin Palmer of Capital Area Community Services

APPROVAL OF THE MINUTES

MINUTES OF APRIL 16, 2026 ACCEPTED AND PLACED ON FILE.

ADDITIONS TO THE AGENDA

None

LIMITED PUBLIC COMMENT

None

1. Commercial – Multi-Family

A. Sale Status report - brief discussion

2. Residential

A. List of Properties – brief discussion

3. Administration

A. Accounts Payable – April-May 2026

Accepted and on file.

JUNE 18, 2026 REGULAR MEETING

- B. Open Public Hearing to hear comments for the Community Development Block Grant submission and agreement with MSHDA
 - a. Chair Fox opened the hearing.
No comments received.
 - b. Chair Fox closed the hearing.
- C. Resolution to Authorize the Engagement & Acceptance of the Community Development Block Grant Funds for Whole Home Program

MOTION MOVED BY COMMISSIONER MORGAN, SUPPORTED BY COMMISSIONER SEBOLT

**RESOLUTION TO AUTHORIZE THE ENGAGEMENT & ACCEPTANCE OF THE
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS ADMINISTERED BY
MICHIGAN STATE HOUSING DEVELOPMENT AUTHORITY (MSHDA) FOR
THE WHOLE HOME PERFORMANCE PROGRAM (WHP)**

RESOLUTION 26-03

WHEREAS, the Land Bank Fast Track Act, 2003 PA 258, being MCL 124.751 *et seq.*, (“the Act”) establishes the State Land Bank Fast Track Authority; and

WHEREAS, the Act allows a foreclosing governmental unit, such as the Ingham County Treasurer, to enter into an intergovernmental agreement with the State Land Bank Fast Track Authority providing for the exercise of the powers, duties, functions, and responsibilities of an authority under the Act, and for the creation of a County Land Bank Fast Track Authority (the “Authority”) to exercise those functions; and

WHEREAS, the Ingham County Treasurer, with Ingham County Board of Commissioners approval, has entered into such an intergovernmental agreement under the Act; and established the Ingham County Land Bank Fast Track Authority (the “Land Bank”) in 2005; and

WHEREAS, no member of the Land Bank Board of Directors nor Land Bank staff has disclosed any direct or indirect personal or financial interest in this matter, and the Land Bank management is unaware of any such conflict of interest; and

WHEREAS, the Ingham County Land Bank desires to submit an application to the Michigan State Housing Development Authority for Community Development Block Grant funds to support the Whole Home Performance Pilot; and

WHEREAS, the Whole Home Performance Pilot Program was designed to demonstrate a scalable, locally driven model for delivering comprehensive home repair and energy retrofit services to low- and moderate-income homeowners. The WHP model integrates essential system repairs, health and safety interventions, and energy efficiency upgrades by coordinating multiple funding streams including HUD, utility, state, and local resources into a single, homeowner-centered delivery system. Activities include but not limited to basic system repairs, lead remediation, and energy efficiencies, to improve permanent residential structures; and

WHEREAS, Ingham County Land Bank is one of four Land Banks that has been involved with and chosen to pilot the program in order to eventually roll out throughout the State. The core of this model is strong county leadership and aligns with the Land Bank’s vision of creating place and community by improving the quality of a community’s unique neighborhoods through home renovations, new home construction, demolitions of blighted structures, repurposing vacant properties, and providing affordable homeownership opportunities in greater Lansing. Counties serve as the anchor institutions responsible for convening partners, aligning local resources, cultivating implementation capacity, and ensuring that WHP delivery reflects local conditions, priorities, and systems; and

WHEREAS, the proposed project will provide owner-occupied housing rehabilitation assistance to eligible low- and moderate-income households in non-entitlement areas of Ingham County; and

WHEREAS, the proposed project is consistent with the Ingham County Land Bank’s community development goals and the community development plan described in the CDBG application; and

WHEREAS, the Ingham County Land Bank is requesting \$1,180,000 in Michigan Community Development Block Grant funds from the Michigan State Housing Development Authority for the Whole Home Performance Pilot and will leverage \$1,050,000 in Ingham County home repair funding through its partnership with Capital Area Community Services, Inc., as described in the application; and

WHEREAS, the Ingham County Land Bank understands that no project costs, whether CDBG or non-CDBG, will be incurred prior to formal grant award, completion of environmental review procedures, and receipt of formal written authorization to incur costs from the assigned CDBG Specialist.

THEREFORE, BE IT RESOLVED, that the Ingham County Land Bank Board of Directors authorizes the submission of a Michigan Community Development Block Grant application to the Michigan State Housing Development Authority for the Whole Home Performance Pilot.

BE IT FURTHER RESOLVED, that the Executive Director of the Ingham County Land Bank, is hereby authorized to sign the CDBG application and all required attachments on behalf of the Ingham County Land Bank.

BE IT FURTHER RESOLVED, that the Executive Director of the Ingham County Land Bank, is hereby authorized to sign the Grant Agreement and all amendments on behalf of the Ingham County Land Bank.

BE IT FURTHER RESOLVED, that the Executive Director of the Ingham County Land Bank, is hereby authorized to sign Financial Status Report payment requests and other financial documents required for grant administration.

BE IT FURTHER RESOLVED, that the Executive Director of the Ingham County Land Bank, is hereby designated as the Certifying Officer for the Ingham County Land Bank for purposes of this CDBG application and related grant requirements.

BE IT FINALLY RESOLVED, that the Ingham County Land Bank Board of Directors authorizes the Executive Director to take all actions necessary to submit the application, execute required documents, and carry out the Whole Home Performance Pilot in accordance with applicable CDBG, MSHDA, and local requirements.

AYE: Fox, Sebolt, Morgan NAY: None ABSENT: Grebner, Van Fossen Adopted 6/18/26

MOTION CARRIED UNANIMOUSLY

Chair Fox asked if Erin Palmer would like to say a few words about the resolution. Ms. Palmer stated that Treasurer Fox started several years ago and more specifically, a year ago, with the Ingham County Housing Trust Fund, to facilitate a Whole Home Rehab program, that brings together Federal, State, and Local funding to renovate houses for critical home repair including environmental hazardous material remediation, energy efficiency, and weatherization. The idea is to stabilize the household and stabilize the structure. This is a HUD-recognized pilot program and we are one of three states that will be involved. We have fund commitments with DHHS, Consumers Energy, and BWL. Chair Fox mentioned that the concept is that all these funds need to be coordinated together which is typically not pulled together in a streamlined process. This is a pilot program, and Ingham (and the Land Bank) is one of 4 counties in Michigan to be involved. CDBG funds are being applied by the Land Bank to help with the funding stream to help more folks in need.

D. Resolution to Approve Procurement Policies & Procedures for Federally-Funded Grants

MOTION MOVED BY COMMISSIONER SEBOLT, SUPPORTED BY COMMISSIONER MORGAN

RESOLUTION TO APPROVE PROCUREMENT POLICIES AND PROCEDURES FOR FEDERALLY-FUNDED GRANTS INCLUDING COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FUNDS FOR THE WHOLE HOME PERFORMANCE PROGRAM (WHP)

RESOLUTION 26-04

WHEREAS, the Land Bank Fast Track Act, 2003 PA 258, being MCL 124.751 *et seq.*, (“the Act”) establishes the State Land Bank Fast Track Authority; and

WHEREAS, the Act allows a foreclosing governmental unit, such as the Ingham County Treasurer, to enter into an intergovernmental agreement with the State Land Bank Fast Track Authority providing for the exercise of the powers, duties, functions, and responsibilities of an authority under the Act, and for the creation of a County Land Bank Fast Track Authority (the “Authority”) to exercise those functions; and

WHEREAS, the Ingham County Treasurer, with Ingham County Board of Commissioners approval, has entered into such an intergovernmental agreement under the Act; and established the Ingham County Land Bank Fast Track Authority (the “Land Bank”) in 2005; and

WHEREAS, no member of the Land Bank Board of Directors nor Land Bank staff has disclosed any direct or indirect personal or financial interest in this matter, and the Land Bank management is unaware of any such conflict of interest; and

WHEREAS, the Ingham County Land Bank desires to submit an application to the Michigan State Housing Development Authority for Community Development Block Grant funds to support the Whole Home Performance Pilot; and

WHEREAS, the CDBG Program and application requires the Land Bank to comply with federal regulations and guidelines written in Policies and Procedures; and

THEREFORE, BE IT RESOLVED, that the Ingham County Land Bank Board of Directors approves these Policies and Procedures to use on federally fund grants and projects.

AYE: Fox, Sebolt, Morgan NAY: None ABSENT: Grebner, Van Fossen Adopted 6/18/26

MOTION CARRIED UNANIMOUSLY

JUNE 18, 2026 REGULAR MEETING

E. Communications Narrative / Executive Director's Report

Brief discussion. Director Case stated that the audit reports were distributed in an email and hard copies in front of the Board Members.

F. Legal

Mr. Tim Perrone stated that the 2024-2025 quiet title original judgment documents were just passed on to Director Case for recordkeeping.

4. Announcements, Comments, or other Questions

None

5. Adjournment - Accepted.

THE MOTION CARRIED UNANIMOUSLY.

Chairperson Fox adjourned the meeting at 4:41pm.

Next meeting on Thursday, July 16, 2026, at 4:30pm at the Land Bank office.

Commercial / Multi-Family Properties - Sale Status Report

8/17/2026

	Parcel Number	Address	City	Market List Price or Contract Price	Status & Date (On Development, Market, Pending, Sold)
1	33-01-01-08-427-021	(715) W Willow (former Women's College and School for the Blind campus)	Lansing	Value to be determined	8.01 acres. Land Bank is working on a pre-development plan to determine best scenarios for developing. We received proposals from 3 civil engineering firms and signed one on for site planning, utility analysis, and other related pre-development activities. Deliverables are intended to help find and support one or more developers qualified to build out the site. Priorities for developing this site include affordable homeownership, density, missing middle housing clustered for efficiency. Exterior characteristics will be compatible with historic elements of the former campus. Developing this site will require subsidy and an experienced developer.
2	33-01-01-09-127-022	W North St	Lansing	Value to be determined	Waiting until bottle plant redevelopment has begun before relisting. Possible extra land available with part of Reasoner Park.
3	33-01-01-09-177-003 33-01-01-09-176-062 33-01-01-09-176-073 33-01-01-09-176-082	1506 N Grand River Ave (Bottling Plant) N Capitol Ave 1611 N Capitol Ave 1617 N Capitol Ave	Lansing	Value to be determined	Land Bank and Chair met with LEDC and MEDC to update them on the previous proposal and to brainstorm development concepts and how to execute finding a qualified developer. A virtual meeting was facilitated in April 2026 with a local housing developer who has since submitted an offer to purchase. The Land Bank has another virtual meeting scheduled with the developer to ask more questions about their proposal.
4	33-01-01-29-305-122	2140 W Holmes Rd (former Pleasant Grove School)	Lansing	Phase I - \$50,000 Phase II - TBD Phase III - TBD	Site for Phase I was split off parent parcel and sold on April 30, 2026. Construction began May 5, 2026 on the 3-story building containing 30 apartments and 5,200 of commercial space. A branch location, a separate community room, and a kitchen incubator is planned by LAFCU for the commercial space. Financial literacy, employment training, and other community supportive services will be their focus. Phase I of this development will utilize limited debt financing (FNBA, approved), MEDC grant, a legislative grant, and a short term bridge loan from Cinnaire (approved 2/20/26). Equity will be raised locally through a Community Investment Fund which has been created. Information and investment opportunity can be found at www.LansingGrowthFund.com . A community "wall raising" event with several speakers was held on July 14, 3-7 p.m. The event was a huge success. Planning for phase II has begun. Goal is to have a medical facility on the 1st floor and more rental housing on floors 2 and 3. The remainder of the property will be split as needed for each future phase. Widespread community support for this development remains strong. Holmes & Pleasant Grove, LLC and the Land Bank have worked together on all aspects of this project and will continue to do so as we develop Phase II, hopefully anchored by a health/medical center with housing above. Looking into the future, Phase III intension is (for-sale) housing.

Parcel Number	Address	City	Market List Price or Contract Price	Status & Date (On Development, Market, Pending, Sold)
5 33-17-14-21-351-019	104 Worthington Place Dr.	Leslie	List price: TBD	An RFP seeking a developer for this property was released on August 20, 2025. No responses were received. The property is zoned multi-family and has approvals necessary to begin construction on 92 apartment units. Construction costs, projected rents, and depth of market is preventing real interest in this property for 92 units. Some interest remains from a SF developer. At Land Bank's request, City of Leslie provided a proposal to grub (brush hog) the property. We accepted the proposal and the property has been cleared of saplings, brushes and debris.
6 33-17-14-28-126-016	112 Woodworth (old Leslie High School)	Leslie	Value to be determined	Capitol Area Housing Partnership (CAHP) has been awarded funds for 5 homes. A new Purchase Agreement has been signed for 5 lots with an Option to Purchase the remaining 5 lots If CAHP receives 2027 funding for 5 more homes. CAHP is working on documents with the City of Leslie and MSHDA. The City of Leslie has approved 10 SF lots on the site. Consumers Energy has begun the planning and design for Gas and electric to be stubbed onto each parcel. The City of Leslie will stub water and sewer onto each parcel. Land Bank will pay for all the utility extensions with grant money. Goal remains to have 10 homes built in partnership with CAHP.
7 33-01-01-08-481-451	(1000) W Saginaw St	Lansing	\$50,000	The developer working on the old Parks Furniture site (next door) has approached the Land Bank with interest in purchasing this property and an adjacent single family home. It seems like a good fit. The developer will get back in touch with us after some due-diligence on both properties.
8 33-21-01-07-352-005	(3600) W Saginaw St (billboard lot) Lansing Township	Lansing	10% net revenue of EV Charging Station	A 20-year lease for an electric vehicle rapid-charging station has been signed. Two fast chargers and a generator will be placed on site. Staff and the developer has met with Lansing Township to discuss site plan and related items. All development costs will be paid by the lessee. Lease payment will be 10% of revenue generated. A Site plan was submitted to Lansing Twp. and it is on the April Planning Board agenda for approval. Billboard lease remains. Land Bank will work with Twp. assessor to have the property taxed.
9 Various parcel #s	21 lots in the boundary of E Park Terrace / May / Saginaw / Penn	Lansing	75000 + Page 2 of 3	A large phased residential development is planned for the area bound by Saginaw St on the south, Pennsylvania on the east, May St. on the north, and E. Park Terrace on the west. The Land Bank has 21 lots in the site area. Staff and the developer have worked through a revised purchase agreement allowing developer to close on the Land Bank parcels by the end of May 2026 for 75K. Additional compensation for the 21 parcels will be paid to the Land Bank when the developing partnership/owner receives the first Certificate of Occupancy on their phased project. Once closed, the developer will combine the 21 Land Bank parcels with the developers 20 +/- parcels. Site planning, architectural design, and other pre-development work is underway. Best prediction for approvals and construction start is in 2028.

	Parcel Number	Address	City	Market List Price or Contract Price	Status & Date (On Development, Market, Pending, Sold)
10	33-01-01-31-126-291 33-01-01-31-126-281 33-01-01-31-128-125	Holmes Rd / Glenbrook Dr (5.76 acres)	Lansing	\$3,000 per approved lot, minimum of \$33,000	Develop backed out of the project in March 2026. Land Bank has reached out to EGLE to help us through an environmental study and site accessment. Our 3 parcels total 5.76 acres.
11	33-01-01-17-204-232 33-01-01-17-204-xxx 33-01-01-17-204-xxx 33-01-01-17-204-xxx 33-01-01-17-204-xxx	Pointe West Condos 5 units 1213 W Saginaw St 1217 W Saginaw St 1221 W Saginaw St 1225 W Saginaw St 1229 W Saginaw St	Lansing	Listing price targeting $\leq$ 120% AMI qualification	Five unit condo building developed with grant funding from HTF and MEDC. Construction completed in November of 2023. 3 of 5 units have been sold. In March 2026, we reappraised each condo and updated the market analysis which resulted in a price reduction to \$140,000. Construction of a storage building was recently completed on site providing additional storage for each co-owner.
12	33-01-01-17-231-041 33-01-01-17-231-031 33-01-01-17-231-021 33-01-01-17-231-011	Genesee Pointe Condos 4 units 416 N Martin Luther King Jr Blvd 418 N Martin Luther King Jr Blvd 422 N Martin Luther King Jr Blvd 424 N Martin Luther King Jr Blvd	Lansing	Listing price targeting $\leq$ 120% AMI qualification	Four unit condo building developed with grant funding from HTF and MEDC. Construction completed in November of 2024. 3 of 4 units have been sold. When last unit sells, the HOA management and operation of the property will be handed over to the co-owners. In March 2026, we reappraised each unit and updated the market analysis which resulted in a price reduction to \$140,000.
13	33-01-01-15-376-011 33-01-01-15-376-021 33-01-01-15-376-031	Hickory Pointe Condos 4 unit S Pennsylvania Ave (413-415-419)		Listing price targeting $\leq$ 120% AMI qualification	Construction has completed on both buildings and all 8 units have a Certificate of Occupancy. MSHDA has inspected and approved the project for reimbursement. All units have been listed for-sale. One unit has closed and we have another unit under contract. Closing is expected in early September. Draft condo docs have been recorded and the final documents are almost ready to be recorded. A Credit Union Checking and Savings account have been set up to receive HOA fees. Land Bank will pay HOA fees on unsold units until combined operating and reserve accounts total \$10,000. The buildings have made a positive difference on Pennsylvania Ave.
14	33-01-01-15-378-043 33-01-01-15-378-044	Pointe East Condos 4 units S Pennsylvania Ave (500 block)		Listing price targeting $\leq$ 120% AMI qualification	

Residential or Vacant Properties Update

8/18/2026

June & July 2026 Sales

<u>Parcel #</u>	<u>Address</u>	<u>City</u>	<u>Sold Amount</u>	<u>Sold Date</u>
33-01-01-17-204-302	1217 W Saginaw St	Lansing	140000	7/24/2026
33-01-01-17-233-001	416 N MLK Jr Blvd	Lansing	140000	6/16/2026
33-01-01-22-306-161	(1424) Ada St	Lansing	1500	7/8/2026
33-01-01-22-352-171	(1701.5) Lyons St	Lansing	2000	6/18/2026
33-01-01-34-229-045	Rex St	Lansing	3500	7/8/2026

Residential Properties - in progress

Parcel #	Address	Project type / Notes
33-01-01-09-354-041/051	912 N Chestnut St	New Construction -- completed, listed
33-01-01-32-176-361	1729 Hillcrest St	New Construction -- completed, pending offer

Residential Properties - Slated for Demolition

33-01-01-21-431-045	613 Avon St	Demolished 6/4/26. Reimbursement request submitted to SLBA
---------------------	-------------	--

08/18/2026

CHECK REGISTER FOR INGHAM COUNTY LAND BANK
CHECK DATE FROM 06/01/2026 - 06/30/2026

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
Bank GEN PNC GENERAL CHECKING						
06/05/2026	GEN	16627	CAHP	CAPITAL AREA HOUSING PARTNERSHIP	INCOME VERIFICATION 1110 E CESAR E CHAVE	700.00
06/05/2026	GEN	16628	CARTER LUM	CARTER LUMBER	1729 HILLCREST ST	114.45
06/05/2026	GEN	16629	CARTER LUM	CARTER LUMBER	1729 HILLCREST ST	490.68
06/05/2026	GEN	16630	CARTER LUM	CARTER LUMBER	1729 HILLCREST ST	122.67
06/05/2026	GEN	16631	CLS	CONSTRUCTION LABOR SERVICES INC	TRAINEE PAYROLL 1729 HILLCREST ST	2,738.32
06/05/2026	GEN	16632	FEDEWA HOM	FEDEWA HOMES INC	HICKORY POINTE CONDO'S DRAW 4	468,217.00
06/05/2026	GEN	16633	FELDPAUSCH	FELDPAUSCH CLEANING SERVICES, LLC	JANITORIAL SERVICES 5/2026	290.00
06/05/2026	GEN	16634	HUBBLE	HUBBLE CONSTRUCTION & RESTORATION	RENOVATIONS 912 N CHESTNUT DRAW 7	37,500.00
06/05/2026	GEN	16635	RHODE	JILL RHODE C.P.A.	ACCOUNTING 5/2026 AND ADDITIONAL WORK IN	2,300.00
06/05/2026	GEN	16636	KEBS	KEBS, INC.	FEE SERVICES POINTE EAST & HICKORY POINT	5,500.00
06/05/2026	GEN	16637	KELLEY	KELLEY APPRAISAL COMPANY	APPRAISAL 1729 HILLCREST ST	500.00
06/05/2026	GEN	16638	KWIK	KWIK REPO INC	CLEAN UP 611 W MILLER RD	5,670.00
06/05/2026	GEN	16639	LAKE	LAKE STATE LAWN-LANDSCAPING & SNOW	LAWN SERVICES 05/13/2026	1,563.00
06/05/2026	GEN	16640	HOBRLA MEG	MEGAN HOBRLA	CLINICAL TESTING SITE CLEANUP ISSUE MIFF	30.00
06/05/2026	GEN	16641	HOBRLA MEG	MEGAN HOBRLA	GARDEN CONTRACT 5/18 - 5/29/26	1,041.25
06/05/2026	GEN	16642	NEILS HEIS	NEILS HEISELT	CONTRACT GARDEN PROJECT 5/18 - 5/28/26	976.00
06/05/2026	GEN	16643	ROBIN	ROBIN WRIGHT	ACCT PAYABLE SERVICE 05/26	500.50
06/05/2026	GEN	16644	CASE	ROXANNE CASE	MILEAGE & PARKING	163.90
06/05/2026	GEN	16645	EATON ROXY	ROXY EATON	MILEAGE MARCH & SUPPLIES	136.61
06/05/2026	GEN	16646	DOERFLER S	SCOTT DOERFLER	MILEAGE MAY 2026	83.81
06/05/2026	GEN	16647	DOERFLER S	SCOTT DOERFLER	MILEAGE MAY 2026	220.47
06/18/2026	GEN	16648	ALL STAR	ALL STAR SNOW REMOVAL	LAWN SERVICE 4/25/26	1,510.00
06/18/2026	GEN	16649	CART	CAPITAL AREA RECYCLING AND TRASH	RECYCLING 7/01/26 - 09/30/26	119.00
06/18/2026	GEN	16650	LESLIE	CITY OF LESLIE	MOWING 9/17/2025 112 WOODWORTH	125.00
06/18/2026	GEN	16651	CITY PULSE	CITY PULSE	CDBG GRANT APPL HEARING NOTICE	152.07
06/18/2026	GEN	16652	COMCAST	COMCAST	INTERNET JUNE 20 2026 - JULY 19 2026	232.90
06/18/2026	GEN	16653	CLS	CONSTRUCTION LABOR SERVICES INC	TRAINEE PAYROLL 1729 HILLCREST ST	1,687.80
06/18/2026	GEN	16654	CORNERSTON	CORNERSTONE HEATING & COOLING	REPLACE FURNACE AND AC 1705 MAISONETTE	8,500.00
06/18/2026	GEN	16655	EDEN	EDEN GLEN CONDO ASSOCIATION	EDEN GLEN HOA FEES JULY 26	1,080.00
06/18/2026	GEN	16656	GENESEE PT	GENESEE POINTE CONDOMINIUM ASSOC	HOA JULY-2026	165.00
06/18/2026	GEN	16657	GRANGER	GRANGER	DUMPSTER 1715 E KALAMAZOO	172.14
06/18/2026	GEN	16658	HOME	HOME DEPOT CREDIT SERVICES	BLDG SUPPLIES 1229 W SAGINAW ST	12.87
06/18/2026	GEN	16659	HUBBLE	HUBBLE CONSTRUCTION & RESTORATION	BATHROOM SUBFLOOR REPAIRS 1026 S GRAND	2,100.00
06/18/2026	GEN	16660	INGHAM	INGHAM COUNTY TREASURER	HEALTH BENEFITS JULY 2026	10,046.20
06/18/2026	GEN	16661	KWIK	KWIK REPO INC	CLEAN UP 1210 N MLK	425.00
06/18/2026	GEN	16662	KWIK	KWIK REPO INC	CLEAN UP 1008 E CESAR CHAVEZ	3,300.00
06/18/2026	GEN	16663	LAKE	LAKE STATE LAWN-LANDSCAPING & SNOW	LAWN SERVICES 05/29/2026	1,767.00
06/18/2026	GEN	16664	LUXE DEVEL	LUXE DEVELOPMENT GROUP LLC	RENOVATIONS 1729 HILLCREST	16,207.00
06/18/2026	GEN	16665	LUXE DEVEL	LUXE DEVELOPMENT GROUP LLC	PATHWAY TRAINING 1729 HILLCREST	12,829.95
06/18/2026	GEN	16666	MAGWV	MAGWV	UPDATE POINTE EAST/HICKORY	600.00
06/18/2026	GEN	16667	MCKISSIC	MCKISSIC CONSTRUCTION	LAWN SERVICE 5/13/23 & 6/2/2626	3,783.00
06/18/2026	GEN	16668	HOBRLA MEG	MEGAN HOBRLA	GARDEN CONTRACT6/1/26 - 6/12/26	1,100.75
06/18/2026	GEN	16669	MI FLEET	MICHIGAN FLEET FUELING SOLUTIONS LL	GARDEN, VEHICLE FUEL	802.10
06/18/2026	GEN	16670	MMRMA	MICHIGAN MUNICIPAL RISK MANAGEMENT	INSURANCE 7/1/2026-7/1/2027 R0001566	7,000.00
06/18/2026	GEN	16671	MMRMA	MICHIGAN MUNICIPAL RISK MANAGEMENT	INSURANCE 7/1/2026-7/1/2027 M0001566	20,248.00
06/18/2026	GEN	16672	NEILS HEIS	NEILS HEISELT	CONTRACT GARDEN PROJECT 6/3 - 6/12/26	900.00
06/18/2026	GEN	16673	FOUR	SCHUMACHER'S FOUR SEASONS	LAWN SERVICE MAY 2026	6,047.00

GEN TOTALS:

Total of 47 Checks:

629,771.44

Less 0 Void Checks:

0.00

Total of 47 Disbursements:

629,771.44

Bank PR PNC PAYROLL CHECKING

06/05/2026	PR	1171(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 416 N M L K JR BLVD	74.32
06/05/2026	PR	1172(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 418 N M L K JR BLVD	73.06
06/05/2026	PR	1173(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 413 S PENNSYLVANIA	110.08
06/05/2026	PR	1174(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 417 S PENNSYLVANIA	112.27
06/05/2026	PR	1175(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 513 S PENNSYLVANIA	73.51
06/05/2026	PR	1176(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 515 S PENNSYLVANIA	72.00
06/05/2026	PR	1177(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 517 S PENNSYLVANIA	75.64
06/05/2026	PR	1178(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 519 S PENNSYLVANIA	53.37
06/05/2026	PR	1179(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 519 S PENNSYLVANIA	74.00
06/05/2026	PR	1180(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 912 N CHESTNUT	345.01
06/05/2026	PR	1181(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 1217 W SAGINAW	19.97
06/05/2026	PR	1182(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 1221 W SAGINAW	25.32
06/05/2026	PR	1183(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 1225 W SAGINAW	18.42
06/05/2026	PR	1184(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 1229 W SAGINAW	19.03
06/05/2026	PR	1185(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 1729 HILLCREST ST	80.55
06/05/2026	PR	1186(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 3024 TURNER	353.99
06/05/2026	PR	1187(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 421 S PENNSYLVANIA	16.11
06/05/2026	PR	1188(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 409 S PENNSYLVANIA	17.09
06/05/2026	PR	1189(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 413 S PENNSYLVANIA	17.09
06/05/2026	PR	1190(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 417 S PENNSYLVANIA	16.11
06/18/2026	PR	1191(E)	AT&T	AT & T	CELL PHONE JUNE 4TH- JULY 3, 2026	82.04
06/18/2026	PR	1192(E)	PITNEYBOW	PITNEY BOWES INC	MACHINE RENTAL	16.39
06/18/2026	PR	1193(E)	PITNEY	PITNEY BOWES PURCHASE POWER	POSTAGE JUNE 2026	59.99
06/18/2026	PR	1194(E)	PNC	PNC BANK, NA	ED EVENT, GARDEN, VEHICLE EXPENSE AND SU	<u>2,276.75</u>

PR TOTALS:

Total of 24 Checks:	4,082.11
Less 0 Void Checks:	<u>0.00</u>
Total of 24 Disbursements:	4,082.11

REPORT TOTALS:

Total of 71 Checks:	633,853.55
Less 0 Void Checks:	<u>0.00</u>
Total of 71 Disbursements:	633,853.55

08/18/2026

CHECK REGISTER FOR INGHAM COUNTY LAND BANK
CHECK DATE FROM 07/01/2026 - 07/31/2026

Check Date	Bank	Check	Vendor	Vendor Name	Description	Amount
Bank GEN PNC GENERAL CHECKING						
07/02/2026	GEN	16674	ALL STAR	ALL STAR SNOW REMOVAL	LAWN SERVICE 5/2026	4,479.00
07/02/2026	GEN	16675	APPLIED	APPLIED IMAGING	COPY CHARGES, EM DEV	259.60
07/02/2026	GEN	16676	CARTER LUM	CARTER LUMBER	1729 HILLCREST ST FINANCE CHG	19.97
07/02/2026	GEN	16677	COHL	COHL, STOKER & TOSKEY, P.C.	LEGAL, QUIET TITLE	2,188.55
07/02/2026	GEN	16678	DELUXE	DELUXE FOR BUSINESS	CHECK ORDER	671.29
07/02/2026	GEN	16679	EDEN	EDEN GLEN CONDO ASSOCIATION	EDEN GLEN HOA FEE INCREASE JULY 26	60.00
07/02/2026	GEN	16680	FELDPAUSCH	FELDPAUSCH CLEANING SERVICES, LLC	JANITORIAL SERVICES 6/2026	223.00
07/02/2026	GEN	16681	FLOORING	FLOORING AMERICA CARPET STUDIO	FLOORING 1026 GRAND AVE	722.28
07/02/2027	GEN	16681	FLOORING	FLOORING AMERICA CARPET STUDIO	FLOORING 1026 GRAND AVE	1,901.22
07/02/2028	GEN	16681	FLOORING	FLOORING AMERICA CARPET STUDIO	FLOORING 1026 GRAND AVE	912.97
07/02/2029	GEN	16681	FLOORING	FLOORING AMERICA CARPET STUDIO	FLOORING 1026 GRAND AVE	2,737.60
07/02/2026	GEN	16682	HUBBLE	HUBBLE CONSTRUCTION & RESTORATION	RENOVATIONS 912 N CHESTNUT DRAW 8	19,100.00
07/02/2026	GEN	16683	HUBBLE	HUBBLE CONSTRUCTION & RESTORATION	RENOVATIONS POINTE WEST CONDOS DRAIN TIL	4,700.00
07/02/2026	GEN	16684	RHODE	JILL RHODE C.P.A.	ACCOUNTING 6/2026	1,800.00
07/02/2026	GEN	16685	DAHLGREN K	KIM L DHALGREN	FULL SET OF HOUSE PLANS	1,650.00
07/02/2026	GEN	16685	DAHLGREN K	KIM L DHALGREN	FULL SET OF HOUSE PLANS	2,050.00
07/02/2026	GEN	16685	DAHLGREN K	KIM L DHALGREN	STORAGE UNIT PLAN POINTE WEST	500.00
07/02/2026	GEN	16686	KWIK	KWIK REPO INC	CLEAN UP 1820 PERKINS	975.00
07/02/2026	GEN	16686	KWIK	KWIK REPO INC	CLEAN UP 1511 N MLK JR	8,480.00
07/02/2026	GEN	16687	LAKE	LAKE STATE LAWN-LANDSCAPING & SNOW	LAWN SERVICES 06/10/2026	2,320.00
07/02/2026	GEN	16688	LANE'S	LANE'S REPAIR	APPLIANCES 912 N CHESTNUT	5,493.60
07/02/2026	GEN	16688	LANE'S	LANE'S REPAIR	KITCHEN PKG INSTALL 912 N CHESTNUT	325.00
07/02/2026	GEN	16689	MCKISSIC	MCKISSIC CONSTRUCTION	LAWN SERVICE 6/12/23 & 6/22/2626	2,600.00
07/02/2026	GEN	16690	HOBRLA MEG	MEGAN HOBRLA	ER VISIT & INITIAL PREVENTION TREATMNT	249.75
07/02/2026	GEN	16691	HOBRLA MEG	MEGAN HOBRLA	GARDEN CONTRACT6/15/26 - 6/26/26	884.00
07/02/2026	GEN	16692	NEILS HEIS	NEILS HEISELT	CONTRACT GARDEN PROJECT 6/18 - 6/26/26	548.00
07/02/2026	GEN	16693	POINTE EAS	POINTE EAST & HICKORY POINTE ASSOC	POINTE EAST & HICKORY POINTE CONDO ASSOC	1,200.00
07/02/2026	GEN	16694	ROBIN	ROBIN WRIGHT	ACCT PAYABLE SERVICE 06/26	539.00
07/02/2026	GEN	16695	CASE	ROXANNE CASE	MILEAGE & PARKING	130.55
07/02/2026	GEN	16696	DBI SMART	SMART BUSINESS SOURCE	OFFICE SUPPLIES	23.22
07/02/2026	GEN	16696	DBI SMART	SMART BUSINESS SOURCE	OFFICE SUPPLIES	73.51
07/02/2026	GEN	16697	BURNS	DAVID BURNS	MILEAGE MAY AND JUNE 2026	200.10
07/02/2026	GEN	16698	EATON ROXY	ROXY EATON	MILEAGE JUNE 2026	83.38
07/17/2026	GEN	19700	CAHP	CAPITAL AREA HOUSING PARTNERSHIP	INCOME VERIFICATION 519 S PENNSYLVANIA	700.00
07/17/2026	GEN	19701	CARTER LUM	CARTER LUMBER	1729 HILLCREST ST	1,331.13
07/17/2026	GEN	19702	CHOP TREE	CHOP TREE	TRIMMING 904 KALAMAZOO	5,400.00
07/17/2026	GEN	19703	COMCAST	COMCAST	INTERNET JULY 20 2026 - AUG 19 2026	247.90
07/17/2026	GEN	19704	CORNERSTON	CORNERSTONE HEATING & COOLING	REPLACE FURNANCE	8,500.00
07/17/2026	GEN	19705	CUSTOM HOM	CUSTOM HOME ENERGY SERVICES	HOME ENERGY RATING 912 N CHESTNUT	750.00
07/17/2026	GEN	19706	JACKSON GI	GINA JACKSON	TRAVEL EXPENSE L.C. CONFERENCE	140.65
07/17/2026	GEN	19707	GRANGER	GRANGER	DUMPSTER 1715 E KALAMAZOO & 704 S HAYFOR	628.43
07/17/2026	GEN	19708	HUBBLE	HUBBLE CONSTRUCTION & RESTORATION	RENOVATIONS 912 N CHESTNUT DRAW 9 / FINA	42,875.00
07/17/2026	GEN	19709	INGHAM	INGHAM COUNTY TREASURER	2024 SPEC TAX B.O.R VALUE CHANGES	22,058.34
07/17/2026	GEN	19710	KEBS	KEBS, INC.	LOT SURVEY 112 WOODWORTH	4,200.00
07/17/2026	GEN	19711	KWIK	KWIK REPO INC	CLEAN UP 2403 TURNER `	5,000.00
07/17/2026	GEN	19712	LAKE	LAKE STATE LAWN-LANDSCAPING & SNOW	LAWN SERVICES 06/26/26	2,354.00
07/17/2026	GEN	19713	LANSING TR	LANSING CITY TREASURER	2025 SUMMER TAXES 530 PACIFIC	2,440.72
07/17/2026	GEN	19714	LANSING TR	LANSING CITY TREASURER	GRASS VIOLATION 538 ISBELL ST	440.00
07/17/2026	GEN	19715	MAGWV	MAGWV	UPDATE POINTE EAST/HICKORY	1,910.25
07/17/2026	GEN	19716	MCKISSIC	MCKISSIC CONSTRUCTION	LAWN SERVICE 7/2/2026	1,300.00
07/17/2026	GEN	19717	HOBRLA MEG	MEGAN HOBRLA	ER VISIT 5/22/26	962.00
07/17/2026	GEN	19718	MYERS	MYERS PLUMBING & HEATING, INC	PORTABLE BACKFLOW REPAIR	231.28
07/17/2026	GEN	19719	NEILS HEIS	NEILS HEISELT	CONTRACT GARDEN PROJECT 6/29 - 7/10/26	660.00
07/17/2026	GEN	19720	FOUR	SCHUMACHER'S FOUR SEASONS	LAWN SERVICE JUNE 2026	7,008.00
07/17/2026	GEN	19721	FOUR	SCHUMACHER'S FOUR SEASONS	REMOVAL OF TREE 1729 ROSELAWN	425.00

07/17/2026	GEN	19722	FOUR	SCHUMACHER'S FOUR SEASONS	REMOVAL LIMBS AND DEBRIS 604 S MIFFLIN	300.00
07/17/2026	GEN	19723	DOERFLER S	SCOTT DOERFLER	MILEAGE JUNE 2026	313.13
07/17/2026	GEN	19724	DOERFLER S	SCOTT DOERFLER	MILEAGE JUNE 2026	112.16
07/17/2026	GEN	19725	HOBRLA MEG	MEGAN HOBRLA	GARDEN CONTRACT6/29/26 - 7/10/26	833.00
07/31/2026	GEN	19726	ALL STAR	ALL STAR SNOW REMOVAL	LAWN SERVICE 6/2026	4,500.00
07/31/2026	GEN	19727	APPLIED	APPLIED IMAGING	COPY CHARGES	188.02
07/31/2026	GEN	19728	BOLLE	BOLLE CONTRACTING, INC	DEMOLITION 613 AVON	20,532.00
07/31/2026	GEN	19729	MENARDS	CAPITAL ONE COMMERCIAL	MODULAR EGRESS COVER 1729 HILLCREST & 91	599.98
07/31/2026	GEN	19730	LESLIE	CITY OF LESLIE	MOWING 6/30/2026 112 WOODWORTH	125.00
07/31/2026	GEN	19731	LESLIE	CITY OF LESLIE	MOWING 7/08/2026 112 WOODWORTH	125.00
07/31/2026	GEN	19732	LESLIE	CITY OF LESLIE	WATER/SEWER TAPS, EXCAVATING 112 WOODWOR	49,110.00
07/31/2026	GEN	19733	COHL	COHL, STOKER & TOSKEY, P.C.	QUIET TITLE ACTION	2,120.20
07/31/2026	GEN	19734	EDEN	EDEN GLEN CONDO ASSOCIATION	EDEN GLEN HOA AUG FEES 26	1,140.00
07/31/2026	GEN	19735	FELDPAUSCH	FELDPAUSCH CLEANING SERVICES, LLC	JANITORIAL SERVICES 7/2026	223.00
07/31/2026	GEN	19736	HUBBLE	HUBBLE CONSTRUCTION & RESTORATION	POINTE WEST CONDOS RUN DRAIN TILE	4,700.00
07/31/2026	GEN	19737	HUBBLE	HUBBLE CONSTRUCTION & RESTORATION	RENOVATIONS 502 N FAIRVIEW	2,925.00
07/31/2026	GEN	19738	INGHAM	INGHAM COUNTY TREASURER	HEALTH BENEFITS AUG 2026	10,046.20
07/31/2026	GEN	19739	RHODE	JILL RHODE C.P.A.	ACCOUNTING 7/2026	1,800.00
07/31/2026	GEN	19740	KELLEY	KELLEY APPRAISAL COMPANY	APPRAISAL 912 CHESTNUT	500.00
07/31/2026	GEN	19741	KWIK	KWIK REPO INC	CLEAN UP 1820 PERKINS	400.00
07/31/2026	GEN	19742	KWIK	KWIK REPO INC	CLEAN UP 912 CALL	3,730.00
07/31/2026	GEN	19743	KWIK	KWIK REPO INC	CLEAN UP 2312 N HIGH	7,310.00
07/31/2026	GEN	19744	KWIK	KWIK REPO INC	CLEAN UP 1436 MARQUETTE	10,000.00
07/31/2026	GEN	19745	KWIK	KWIK REPO INC	CLEAN UP 2908 RISDALE	450.00
07/31/2026	GEN	19746	LAKE	LAKE STATE LAWN-LANDSCAPING & SNOW	LAWN SERVICES 07/09/26	2,393.00
07/31/2026	GEN	19747	MCKISSIC	MCKISSIC CONSTRUCTION	LAWN SERVICE 7/12/2026	2,556.00
07/31/2026	GEN	19748	HOBRLA MEG	MEGAN HOBRLA	GARDEN CONTRACT 7/13/26 - 7/24/26	748.00
07/31/2026	GEN	19749	MICHIGAN S	MICHIGAN SEPTIC	SEPTIC REPAIR 943 PARIS AVE	487.50
07/31/2026	GEN	19750	NEDERVELD	NEDERVELD, INC	PROFESSIONAL SERVICE WILLOW ST	4,315.10
07/31/2026	GEN	19751	NEILS HEIS	NEILS HEISELT	CONTRACT GARDEN PROJECT 7/13/26	96.00
07/31/2026	GEN	19752	ROBINSON F	ROBINSON FARMS	GARDEN STRAW BALES	350.00
07/31/2026	GEN	19753	EATON ROXY	ROXY EATON	EMERGING DEVELOP EVENT RAFFLE DRAW	39.99
07/31/2026	GEN	19754	FOUR	SCHUMACHER'S FOUR SEASONS	REMOVAL OF DOWN TREE WILLOW & PRINCETON	200.00
07/31/2026	GEN	19755	FOUR	SCHUMACHER'S FOUR SEASONS	REMOVAL OF DOWN TREE VACANT LOT DUNLAP	850.00
07/31/2026	GEN	19756	FOUR	SCHUMACHER'S FOUR SEASONS	BRUSH CLEAN UP PONTIAC ST	200.00
07/31/2026	GEN	19757	DBI SMART	SMART BUSINESS SOURCE	OFFICE SUPPLIES	84.29
07/31/2026	GEN	19758	VETS	VET'S ACE HARDWARE	GARDEN SUPPLIES	97.48
07/31/2026	GEN	19759	VETS	VET'S ACE HARDWARE	RESCREEN 1729 HILLCREST	40.32

GEN TOTALS:

Total of 85 Checks:	312,203.66
Less 0 Void Checks:	0.00
Total of 85 Disbursements:	312,203.66

Bank PR PNC PAYROLL CHECKING

07/02/2026	PR	1195(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 409 S PENNSYLVANIA	93.87
07/02/2026	PR	1196(E)	BWL	BOARD OF WATER & LIGHT	UTILITIES 421 S PENNSYLVANIA	86.97
07/02/2026	PR	1197(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 418 N M L K JR BLVD	17.00
07/02/2026	PR	1198(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 409 S PENNSYLVANIA	17.00
07/02/2026	PR	1199(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 413 S PENNSYLVANIA	17.00
07/02/2026	PR	1200(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 417 S PENNSYLVANIA	17.00
07/02/2026	PR	1201(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 421 S PENNSYLVANIA	17.00
07/02/2026	PR	1202(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 515 S PENNSYLVANIA	17.00
07/02/2026	PR	1203(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 519 S PENNSYLVANIA	17.00
07/02/2026	PR	1204(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 517 S PENNSYLVANIA	17.00
07/02/2026	PR	1205(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 1217 W SAGINAW	23.72
07/02/2026	PR	1206(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 1221 W SAGINAW	21.00
07/02/2026	PR	1207(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 1225 W SAGINAW	21.00
07/02/2026	PR	1208(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 1229 W SAGINAW	21.00
07/02/2026	PR	1209(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 1729 HILLCREST ST	38.21
07/02/2026	PR	1210(E)	CONSUMERS	CONSUMERS ENERGY	UTILITIES 3024 TURNER	28.27

07/17/2026	PR	1211(E) AT&T	AT & T	CELL PHONE JULY 4TH- AUG 3, 2026	82.07
07/17/2026	PR	1212(E) BWL	BOARD OF WATER & LIGHT	UTILITIES 418 N M L K JR BLVD	79.21
07/17/2026	PR	1213(E) BWL	BOARD OF WATER & LIGHT	UTILITIES 409 S PENNSYLVANIA	85.04
07/17/2026	PR	1214(E) BWL	BOARD OF WATER & LIGHT	UTILITIES 413 S PENNSYLVANIA	77.12
07/17/2026	PR	1215(E) BWL	BOARD OF WATER & LIGHT	UTILITIES 417 S PENNSYLVANIA	85.33
07/17/2026	PR	1216(E) BWL	BOARD OF WATER & LIGHT	UTILITIES 421 S PENNSYLVANIA	93.40
07/17/2026	PR	1217(E) BWL	BOARD OF WATER & LIGHT	UTILITIES 513 S PENNSYLVANIA	89.09
07/17/2026	PR	1218(E) BWL	BOARD OF WATER & LIGHT	UTILITIES 515 S PENNSYLVANIA	84.15
07/17/2026	PR	1219(E) BWL	BOARD OF WATER & LIGHT	UTILITIES 517 S PENNSYLVANIA	79.36
07/17/2026	PR	1220(E) BWL	BOARD OF WATER & LIGHT	UTILITIES 519 S PENNSYLVANIA	73.78
07/17/2026	PR	1221(E) BWL	BOARD OF WATER & LIGHT	UTILITIES 912 N CHESTNUT	30.37
07/17/2026	PR	1222(E) BWL	BOARD OF WATER & LIGHT	UTILITIES 1217 W SAGINAW	7.34
07/17/2026	PR	1223(E) BWL	BOARD OF WATER & LIGHT	UTILITIES 1221 W SAGINAW	28.25
07/17/2026	PR	1224(E) BWL	BOARD OF WATER & LIGHT	UTILITIES 1225 W SAGINAW	4.46
07/17/2026	PR	1225(E) BWL	BOARD OF WATER & LIGHT	UTILITIES 1729 HILLCREST ST	71.39
07/17/2026	PR	1226(E) BWL	BOARD OF WATER & LIGHT	UTILITIES 3024 TURNER	342.94
07/17/2026	PR	1227(E) PNC	PNC BANK, NA	ED EVENT AND GARDEN	5,984.56
07/31/2026	PR	1228(E) ADT	ADT SECURITY SERVICES, INC	SECURITY FOR 3024 TURNER JULY 14 2026 -O	238.08
07/31/2026	PR	1229(E) CONSUMERS	CONSUMERS ENERGY	UTILITIES 3024 TURNER	23.71
07/31/2026	PR	1230(E) CONSUMERS	CONSUMERS ENERGY	UTILITIES 1729 HILLCREST ST	22.78
07/31/2026	PR	1231(E) CONSUMERS	CONSUMERS ENERGY	UTILITIES 1217 W SAGINAW	21.00
07/31/2026	PR	1232(E) CONSUMERS	CONSUMERS ENERGY	UTILITIES 1221 W SAGINAW	21.00
07/31/2026	PR	1233(E) CONSUMERS	CONSUMERS ENERGY	UTILITIES 1225 W SAGINAW	21.00
07/31/2026	PR	1234(E) CONSUMERS	CONSUMERS ENERGY	UTILITIES 1229 W SAGINAW.	21.00
07/31/2026	PR	1235(E) CONSUMERS	CONSUMERS ENERGY	UTILITIES 418 N M L K JR BLVD	17.00
07/31/2026	PR	1236(E) CONSUMERS	CONSUMERS ENERGY	UTILITIES 513 S PENNSYLVANIA	17.00
07/31/2026	PR	1237(E) CONSUMERS	CONSUMERS ENERGY	UTILITIES 515 S PENNSYLVANIA	17.00
07/31/2026	PR	1238(E) CONSUMERS	CONSUMERS ENERGY	UTILITIES 517 S PENNSYLVANIA	17.00
07/31/2026	PR	1239(E) CONSUMERS	CONSUMERS ENERGY	UTILITIES 519 S PENNSYLVANIA	17.00
07/31/2026	PR	1240(E) CONSUMERS	CONSUMERS ENERGY	UTILITIES 409 S PENNSYLVANIA	17.00
07/31/2026	PR	1241(E) CONSUMERS	CONSUMERS ENERGY	UTILITIES 413 S PENNSYLVANIA	17.00
07/31/2026	PR	1242(E) CONSUMERS	CONSUMERS ENERGY	UTILITIES 417 S PENNSYLVANIA	17.00
07/31/2026	PR	1243(E) CONSUMERS	CONSUMERS ENERGY	UTILITIES 421 S PENNSYLVANIA	17.00
07/31/2026	PR	1244(E) PITNEYBOW	PITNEY BOWES INC	MACHINE RENTAL AUG 16 2026-NOV 15 2026	104.94
07/31/2026	PR	1245(E) PITNEY	PITNEY BOWES PURCHASE POWER	POSTAGE JULY 2026	59.99

PR TOTALS:

Total of 51 Checks:	8,454.40
Less 0 Void Checks:	0.00
Total of 51 Disbursements:	8,454.40

REPORT TOTALS:

Total of 136 Checks:	320,658.06
Less 0 Void Checks:	0.00
Total of 136 Disbursements:	320,658.06

Analysis of Rental Income Received by Property

3B

2005 - June 2026

updated by J Rhode, 7/28/26

	Address		2005 - 2025 Net	Q1 2026	Q2 2026	Total	HC Costs	Maintenance & HOA \$	2026 Net	2005 - 2026 Net
1	818 N Fairview	33-01-01-11-352-021	88,056.80	2,700.00	2,700.00	5,400.00	\$ 1,080.00		4,320.00	92,376.80
2	1125 N Chestnut St	33-01-01-09-304-191	(4,702.85)	2,685.00	2,685.00	5,370.00	1,074.00	320.00	3,976.00	(726.85)
3	1026 S Grand	33-01-01-21-252-065	57,095.79	2,400.00	3,253.00	5,653.00	1,130.60	9,374.11	(4,851.71)	52,244.08
4	1217 W Michigan Ave	33-01-01-17-401-461	176,553.27	-	-	-			-	176,553.27
5	6131 Scotmar Dr	33-01-05-10-227-016	66,509.22	2,515.00	2,490.00	5,005.00	1,001.00	1,635.00	2,369.00	68,878.22
6	1754 Maisonette Dr	33-01-05-10-227-049	61,903.15	2,400.00	2,400.00	4,800.00	960.00	1,635.00	2,205.00	64,108.15
7	1758 Maisonette Dr	33-01-05-10-227-051	56,056.43	2,490.00	2,490.00	4,980.00	996.00	1,635.00	2,349.00	58,405.43
8	1705 Maisonette Dr	33-01-05-10-227-077	75,063.59	2,490.00	2,490.00	4,980.00	996.00	10,135.00	(6,151.00)	68,912.59
9	Billboard at Lake Lansing Rd		2,815.00	-	-	-			-	2,815.00
10	Billboard at W Saginaw		10,415.00	-	-	-			-	10,415.00
11	6107 Scotmar Dr (sold 9/21/22)		16,066.28							16,066.28
12	6125 Scotmar Dr (sold 7/21/22)		55,663.65							55,663.65
13	3325 W Holmes Rd (sold 12/1/21)		31,169.37							31,169.37
14	1735 Maisonette Dr (sold As-Is 8/10/21)		48,357.57							48,357.57
15	1746 Maisonette Dr (sold 8/4/21)		15,819.87							15,819.87
16	1727 Maisonette Dr (sold As-Is 1/29/21)		30,594.95							30,594.95
17	4327 Aurelius (sold 3/31/21)		53,730.30							53,730.30
18	1734 Maisonette Dr (sold 9/2/20)		42,371.34							42,371.34
19	323 Astor (sold 1/3/19)		25,939.41							25,939.41
20	653 S Hayford (sold 5/23/19)		(7,482.51)							(7,482.51)
21	1014 S Pennsylvania (sold 5/23/19)		787.00							787.00
22	842 Edison Ave (sold 12/27/19)		(3,852.96)							(3,852.96)
23	126 S Eighth St		-							-
24	124 /126 S Eighth St (sold 11/13/19)		1,537.16							1,537.16
25	1715 E Kalamazoo (Bike Coop) (sold 7/25/19)		(37,337.46)							(37,337.46)
	Other To Balance		90,730.66							90,730.66
			\$ 953,860.03	\$ 17,680.00	\$ 18,508.00	\$ 36,188.00	\$ 7,237.60	\$ 24,734.11	\$ 4,216.29	\$ 958,076.32

	7/31/2026				INGHAM COUNTY LAND BANK												3C
					2026 Actuals Year to Date as of June 30, 2026												
	Account Number	DESCRIPTION	Actual 2024	Amended 2025 Budget	ACTUAL 2025	101 GENERAL FUND	300 RENTAL	204 NEIGHBOR HOODS IN BLOOM	230 BLIGHT ELIMINATION	252 STATE ENHANCEMENT	HOUSING TRUST FUND - HOME REPAIR	254 SCATTER SITE HOUSING	250 HOUSING TRUST FUND - ROW HOUSES	250 HOUSING TRUST FUND - SINGLE FAMILY	Total Year to Date as of 6/30/26	Total 2026 Budget	
		REVENUE															
1	101-201-673.000	PROPERTY SALES	270,174	2,192,000	1,660,536	\$ 125,632			\$ 185,000	\$ 36,275					\$ 346,907	\$ 2,245,000	
2	101-201-673.010	RETURN SALES PROCEEDS >\$500 TO HHF		-	-										-	-	
3	228-201-582.300	CDBG REVENUE		-	-										-	-	
4	220-201-509.000	HOME REVENUE		-	-										-	-	
5	250-101-582.100	BROWNFIELD DEBT REVENUE - COUNTYWIDE	177,226	-	4,350										-	-	
6	101-22X-540.000	MSHDA - EMERGING DEVELOPER	28,146	242,500	312,611	30,955								30,727	61,682	225,000	
7	250-101-540.500	MEDC REVENUE (ARPA RAP Grant)	1,000,000	800,000	1,400,000								428,500		428,500	-	
8	250-201-501-00X	HOUSING TRUST FUND GRANT	793,333	1,293,333	300,000										-	593,333	
9	252-201-501-00X	HOUSING TRUST FUND GRANT - STATE ENHANCEMENT		450,000	396,742					3,258					3,258	1,200,000	
10	250-201-540-000	MSHDA MOD & MICH FUNDS & MiNeighborhood	105,000		-										-	800,000	
11	250-201-684.000	SOLAR REIMBURSEMENT	35,000	-	5,520										-	-	
		STATE LAND BANK - SPARROW HOMES		1,135,000	1,096,385										-		
12	230-201-542.000	SLBA BLIGHT ELIMINATION FUNDS	1,691,202	300,000	142,010				5,469						5,469	265,000	
13	101-101-699.000	REV. TRANSFER - Treasurer, LOC	400,000	400,000	400,000	600,000									600,000	400,000	
14	101-101-699.000	REV. TRANSFER -INTEREST REIMBURSEMENT	20,756	90,000	84,966	12,413									12,413	60,000	
15	101-101-402.000	SPECIFIC TAX REVENUE	249,073	260,000	220,100	236,200									236,200	270,000	
16	101-220-540-000	EMERGING DEVELOPER DONATIONS		4,500	3,000										-	-	
17	300-201-667.500	RENTAL INCOME	106,434	77,000	75,359		36,188								36,188	62,000	
18	204-101-581.000	NEIGHBORHOODS IN BLOOM REVENUE	20,000	20,000	20,000										-	20,000	
19	202-201-675.000	GARDEN PROJECT REVENUE	3,628	7,500	3,937	3,585									3,585	5,000	
20	300-201-693.000	GAIN ON SALE OF ASSETS (selling rentals)		-	-										-	-	
21	300-101-665.100	INTEREST INCOME (Land Contracts)	(1,535)	7,500	6,056	872									872	7,000	
22	300-201-641.000	LATE FEE REVENUE		-	-										-	-	
23	101-201-692.000	CAPITAL CONTRIBUTIONS (inventory revenue)	3,500	-	15,008	4,001									4,001	-	
24	101-000-686.000	MISCELLANEOUS INCOME	4,306	200	3,784	341									341	1,000	
		TOTAL REVENUE	\$ 4,906,243	\$ 7,279,533	\$ 6,150,364	\$ 1,013,999	\$ 36,188	\$ -	\$ 190,469	\$ 39,533	\$ -	\$ -	\$ 428,500	\$ 30,727	\$ 1,739,416	\$ 6,153,333	
		EXPENSES															
25	202-201-830.000	GARDEN PROJECT	9,429	12,000	10,511	9,930									9,930	12,000	
26	228-201-582.300	CDBG EXPENSES		-	-										-	-	
27	220-201-980.100	HOME EXPENSES		-	-										-	-	
28	250-201-980.100	MEDC EXPENSES (ARPA RAP Grant)			-										-	-	
29	250-201-980.100	MSHDA MOD & MICH FUNDS			-										-	-	
30	101-22X-XXX.XXX	MSHDA - EMERGING DEVELOPER	28,146	242,500	175,130	57,760									57,760	140,000	
31	204-101-957.100	COMMUNITY DEVELOPMENT PROJECTS - NIB	16,806	19,000	15,399			13,310							13,310	15,000	
32	101-201-955.600	CLOSING COSTS - COMBINED	24,664	160,746	60,532	3,715			12,486						16,201	12,000	
33	101-101-819.100	AUDIT FEE	26,360	28,000	27,000	24,000									24,000	27,000	
34	101-101-804.000	BANK FEE	2,908	6,500	7,108	1,495									1,495	2,500	
35	101-201-820.000	INSURANCE PROPERTY	16,350	33,000	24,242	18,602									18,602	23,000	
36	101-101-994.100	INTEREST EXPENSE (LoC)	40,141	90,000	84,966	18,157									18,157	60,000	
37	101-201-961.000	PROPERTY TAXES	7,886	2,000	11,954	2,819									2,819	2,000	
38	101-201-967.000	LOSS ON INVENTORY		-	-										-	-	
39	101-101-968.000	DEPRECIATION AND DEPLETION	34,649	35,000	33,526										-	35,000	
40	101-101-819.400	LEGAL-ADMINISTRATIVE	6,948	5,000	5,000	1,737									1,737	5,000	
41	101-201-819.400	LEGAL-PROPERTIES	48	18,700	17,793										-	2,500	
42	101-201-831.010	CODE COMPLIANCE	1,055	1,500	2,345	856									856	1,500	

	Account Number	DESCRIPTION	Actual 2024	Amended 2025 Budget	ACTUAL 2025	101 GENERAL FUND	300 RENTAL	204 NEIGHBOR HOODS IN BLOOM	230 BLIGHT ELIMINATION	252 STATE ENHANCEMENT	HOUSING TRUST FUND - HOME REPAIR	254 SCATTER SITE HOUSING	250 HOUSING TRUST FUND - ROW HOUSES	250 HOUSING TRUST FUND - SINGLE FAMILY	Total Year to Date as of 6/30/26	Total 2026 Budget
43	101-201-931.010	LAWN & SNOW	120,243	130,000	145,281	42,816									42,816	150,000
44	101-101-921.000	UTILITIES-OFFICE	3,833	5,000	5,301	2,931									2,931	3,000
45	101-201-921.000	UTILITIES-PROPERTIES	4,621	8,000	2,084	529									529	7,000
46	101-101-931.000	MAINTENANCE-OFFICE	6,066	7,000	3,778	1,790									1,790	4,000
47	101-201-931.000	MAINTENANCE-PROPERTIES (Elec, Plumb, Trees)	3,936	22,500	5,513	5,205									5,205	14,000
48	101-101-980.100	RENOVATIONS - OFFICE		3,000	-										-	5,000
49	101-201-980.100	RENOVATIONS-PROPERTIES	4,452	20,000	6,241	1,648	18,195								19,843	415,000
50	250-201-980.100	RENOVATIONS-HOUSING TRUST FUND	2,122,326	1,211,033	1,283,479						339		1,176,272	541,941	1,718,552	2,321,000
		REOVATIONS - STATE ENHANCEMENT		357,353	394,410					40,756					40,756	
		SCATTER SITE HOUSING										3,700			3,700	
51	250-201-980.100	RENOVATION - MSDHA		-	-										-	800,000
52	101-201-962.000	DEVELOPMENT EXPENSE	3,025	5,000	25	220									220	1,020,000
53	101-201-967.100	COST OF PROJECTS-INVENTORY (value of sold props)	99,740	1,725,415	710,849	43,171			185,000				420,000		648,171	35,000
54	101-201-955.100	PERMITS		1,100	1,039										-	-
55	101-201-806.050	SURVEY	575	-	-										-	-
56	101-201-806.000	APPRAISAL	400	500	500										-	-
57	230-201-980.100	SLBA BLIGHT ELIMINATION FUNDS	933,026	300,000	99,400				4,392						4,392	219,000
		SPARROW HOUSES		1,010,039	1,596,160										-	
		REFUND OF PROGRAM COSTS		915,000	672,377				172,514						172,514	
58	220-201-980.500	DEMOLITION (emergency)		-	-										-	-
59	300-101-760.000	RENTAL MANAGEMENT - IC Housing Comm	9,308	8,000	8,173		7,237								7,237	6,200
60	300-201-803.000	HOA/CONDO FEE	11,745	14,000	12,460		6,540								6,540	18,000
61	101-101-805.000	SECURITY	612	600	1,086	238									238	600
62	101-XXX-818.000	CONTRACTUAL SERVICE - IT, Acct, Gardens	66,964	115,000	83,814	28,633									28,633	55,000
63	101-101-819.000	SOFTWARE - BSA, ePP, website platform	23,886	30,000	25,301	22,026									22,026	30,000
64	101-101-850.000	COMMUNICATION - Comcast, AT&T	3,091	3,800	3,095	1,553									1,553	3,000
65	101-XXX-726.010	SUPPLIES	6,068	5,000	6,129	3,805									3,805	4,000
66	101-101-728.000	POSTAGE	1,148	1,500	1,468	436									436	1,200
67	101-101-819.200	CONSULTANTS	7,064	13,500	6,195	180									180	6,000
68	101-101-819.200	CONSULTANTS - Brownfield		-	-										-	-
69	101-101-851.000	MEDIA/PR - GravityWorks, events, recruitment	902	3,500	4,313	1,390									1,390	6,000
70	101-101-746.060	MEMBERSHIPS	3,224	3,000	3,009	3,250									3,250	3,000
71	101-101-726.090	VEHICLE EXPENSE	3,118	4,500	2,758	4,586									4,586	3,000
72	101-101-861.100	TRAVEL - Mileage	3,144	2,000	4,892	2,954									2,954	2,000
73	101-101-901.000	AMERICORPS MEMBER													-	
74	101-101-960.500	PROF.TRAINING/CONFERENCES	4,422	10,000	5,792	1,354									1,354	6,000
75	XXX-101-702.000	PAYROLL REIMBURSEMENT	472,118	433,000	336,176	144,815		1,148	6,692		11,775				164,430	506,288
76	101-101-821.100	PAYROLL SERVICE FEE	2,232	2,000	3,694	1,542									1,542	3,000
77	101-101-715.000	HEALTH INSURANCE PREMIUM (BENEFITS)	69,422	90,000	61,096	48,026									48,026	102,000
78	XXX-101-710.000	EMPLOYER TAX LIABILITY (7.65% of Payroll Reimb)	38,458	39,205	25,390	10,457		75	521						11,053	39,500
79	101-101-716.000	UNEMPLOYMENT INSURANCE REIMBURSEMENT		-											-	-
80	101-101-712.000	WORKER'S COMP PREMIUM	6,407	10,000	9,176	4,338									4,338	10,000
		TOTAL EXPENSES	4,250,966	7,163,491	6,005,960	516,964	31,972	14,533	381,605	40,756	12,114		1,596,272	541,941	3,139,857	6,135,288
		NET OF REVENUES & EXPENDITURES	655,277	116,042	144,404	497,035	4,216	(14,533)	(191,136)	(1,223)	(12,114)		(1,167,772)	(511,214)	(1,400,441)	18,045
		Fund Balance - Beginning of Year		-	3,486,723	1,058,010	1,053,892	16,134	185,000	(12,111)	-		1,071,267	258,935	3,631,127	
		Fund Balance - End of Year			3,631,127										2,228,508	

- Land Bank hired a Finance & Administration Manager – welcome Lorri Greenhoe. First day, 8/17/26.
- With the State Funds that the Land Bank received, the Land Bank is pulling together a program: Land Bank Scattered Site Housing Initiative, "Home is in Lansing". The objective is to build 50-60 single-family homes on Land Bank vacant lots. The goal is to work with 4-6 builders/developers and work with the City of Lansing to fast track the process to approve many at once to get homes built quicker and provide much needed housing. Working with BWL to determine if sewer and water stubs are located at each lot. Costs of installation of new stubs can be up to \$20,000.
- Land Bank still working with the State Land Bank Authority (SLBA) on documents and reimbursement requests for the 5 Ferguson / Jerome street renovations that were sold in December 2025/January 2026. Ingham's Land Bank was the pilot for the SLBA to complete the document and monitoring process. It has taken some time and many changes.
- Working with CACS (Capital Area Community Services) to complete Homeowner Renovations. Land Bank is in the process of completing critical repairs on a dozen houses. Two-three have completed thus far.
- Whole Home Program through MSHDA and CACS is moving forward. Agreements have been signed with MSHDA. Land Bank will most likely add an additional bank account to accommodate the CDBG funds for tracking separately.
- Back in the spring, staff along with Ingham County Treasurer and staff, inspected vacant lots and structures that are set for auction in August and October 2026. Land Bank is slated to purchase 6 properties; 4 for Eastside Community Action Center, 1 for Mid-Michigan Recovery Services, and 1 for National Network Organization for Veterans.
- Land Bank has completed all the single-family houses that were funded thru the Ingham County Housing Trust Fund. Still finishing up documentation and close outs.
- A lawsuit has been filed against the Land Bank from one of our previous contractors, Agape Building & Restoration. Working with MMRMA through the process.
- Land Bank inspecting and reviewing rentals to determine updating and repair needs. Still slowly selling rentals off.
- Holmes & Pleasant Grove site (HPG) had a successful community celebration on July 14th, on the hottest day of 2026. ~ 400 people attended thru the 4 hours of 3-7pm. Speakers included Alan Fox, Brent Forsberg, Sen Sarah Anthony, Mayor Schor, Tim Klont, Adam Hussain, Shelly Davis Boyd, and more.
- Land Bank has had a couple staff out due to health issues.
- Director Case is announcing tentative retirement – April 2027. We will start looking for a replacement within the next 1-2 months. Hire after the new year, and Director Case will overlap with the new person and train around February-March-April 2027.